

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
SE/S Heavrin Court, 338 ft. SW	* ZONING COMMISSIONER
of Necker Avenue	
13 Heavrin Court	* OF BALTIMORE COUNTY
11th Election District	
5th Councilmanic District	* Case No. 96-27-A
Bridgette T. Richardson	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Bridgette T. Richardson for that property known as 13 Heavrin Court in the Bellneck Square subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B01.2.C of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (deck) with a 20 ft. rear yard setback in lieu of the required 26-3/4 ft., and to amend the Final Development Plan of Bellneck Square for lot No. 26. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

OFFICE OF THE ZONING COMMISSIONER
 5/24/95
 By: [Signature]
 Date: 5/24/95

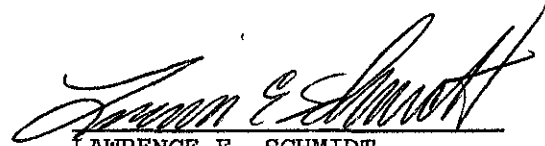
MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of August, 1995 that the Petition for a Zoning Variance from Section 1B01.2.C of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (deck) with a 20 ft. rear yard setback in lieu of the required 26-3/4 ft., and to amend the Final Development Plan of Bellneck Square for lot No. 26, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review Division, dated August 14, 1995, which are adopted in their entirety and made a part of this Order.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 23, 1995

Ms. Bridgette T. Richardson
13 Heavrin Court
Perry Hall, Maryland 21236

RE: Petition for Administrative Zoning Variance
Case No. 96-27-A
Property: 13 Heavrin Court

Dear Ms. Richardson:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 13 Hecarin Court Pymml, MD
which is presently zoned 21236

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

13012C (BC22 1971-92) (C map 71-92UB
5.A. TO ALLOW A 20' REAR YD SET BACK FOR AN
OPEN PROJECTION (DECK) IN VIEW OF THE REQUIRED 20'
of the Zoning Regulations of Baltimore County, to the Zoning of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
Back yard is unusable due to low
grade incl deck bldg to land yard
for use of ground behind house

Property is to be posted and advertised as prescribed by Zoning Regulations. And to Amend Final
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JJD

DATE: 7/21/95

ESTIMATED POSTING DATE: 8/6/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 38

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13 Heavrin Court
address
Baltimore MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Land on level deck help to make a
more level back yard for use
Deck size cover dip in yard
which makes the hill look
smaller. my house struts
the front level drop

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Bridgette T. Richardson
(signature)
Bridgette T. Richardson
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of JULY, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRIDGETTE T. RICHARDSON

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of ~~his~~/her/~~their~~ knowledge and belief.

AS WITNESS my hand and Notarial Seal.

JULY 27, 1995
date

David J. [Signature]
NOTARY PUBLIC
DAVID J. [Signature]

My Commission Expires:

MARCH 1, 1999

Three copies of the zoning description of your property must be submitted to the Planning Department to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR

38
13 Heaven Court 96-27-A
(address)

Beginning at a point on the South East side of Heaven Court
(north, south, east or west) (name of

Heaven Court which is 50'
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of _____ of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street

Necker Ave.
(name of street)

which is 60' wide. *Being Lot # 26,
(number of feet of right-of-way width)

Block 62, Section # 64 in the subdivision of Bellneck Square
10341/310 (name of subdivision)

as recorded in Baltimore County Plat Book # _____, Folio # _____, containing

.12 ± Also known as 13 Heaven Court
(square feet or acres) (property address)

and located in the 11 Election District, 11 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TXTSOPH)
REVISED 5/16/94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-27-A

District 11th Date of Posting 8/5/95
Posted for: Variance
Petitioner: Bridgette Richardson
Location of property: 13 Keating Ct.
Location of Sign: Facing roadway on property being zoned
Remarks: _____
Posted by: M. M. M. M. M. Date of return: 8/12/95
Number of Signs: 1

Signature

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #38

Petitioner: Bridgette T. Richardson

Location: 13 Heavrin Court Perry Hall MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Bridgette T. Richardson

ADDRESS: 13 Heavrin Court

Perry Hall MD 21236

PHONE NUMBER: 410-529-3890

AJ:ggs

RECEIVED

(Revised 04/09/93)



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. #38
BY VLL
96-27-A 004835

DATE 7/27/95 ACCOUNT R0016150
AMOUNT \$ 135.00

RECEIVED FROM: REHARDSON

FOR: 1 RV CODE 010 \$ 50.00
1 SPH " " 030 \$ 50.00
1 SIGN 080 \$ 35.00
\$135.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 4, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-27-A (Item 38)
13 Heavrin Court
SE/S Heavrin Court, 338' SW of Necker Avenue
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 6, 1995. The closing date (August 21, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 1995

Ms. Bridgette Richardson
13 Heavrin Court
Perry Hall, Maryland 21236

RE: Item No.: 38
Case No.: 96-27-A
Petitioner: B. Richardson

Dear Ms. Richardson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

200001100



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Aug. 14, 1995
Zoning Administration and Development Management

FROM: *Sub* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for August 14, 1995
Item 038

The Development Plans Review Division has reviewed the subject zoning item. Per record plat SM 62/Folio 96, existing 10-foot drainage and utility easements run along two of the property lines of Lot 26. The northeast property line easements contain an existing storm drain inlet and pipe, which run to Heavrin Court. The boundaryline (southeast property line) easement runs the length of the backyard.

The owner must insure that any grading will not alter the drainage flow to the existing yard inlet.

RWB:sw

ZAC COMMENTS

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: *Aug. 7, 1995*

DATE: *8/7/95*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

30
38
41

LS:sp

LETTY2/DEPRM/TXTSBP

RECEIVED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 038

8-7-95

(JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has ☐ no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54. ⁹

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Lewis

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 28, 30, 31, 32, 33, 34, 35, 36,
37, 38, 39, 41 AND 42.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED

AUG 11 1995

ZADM



PETITION PROBLEMS AGENDA OF AUGUST 7, 1995

#38 --- JLL

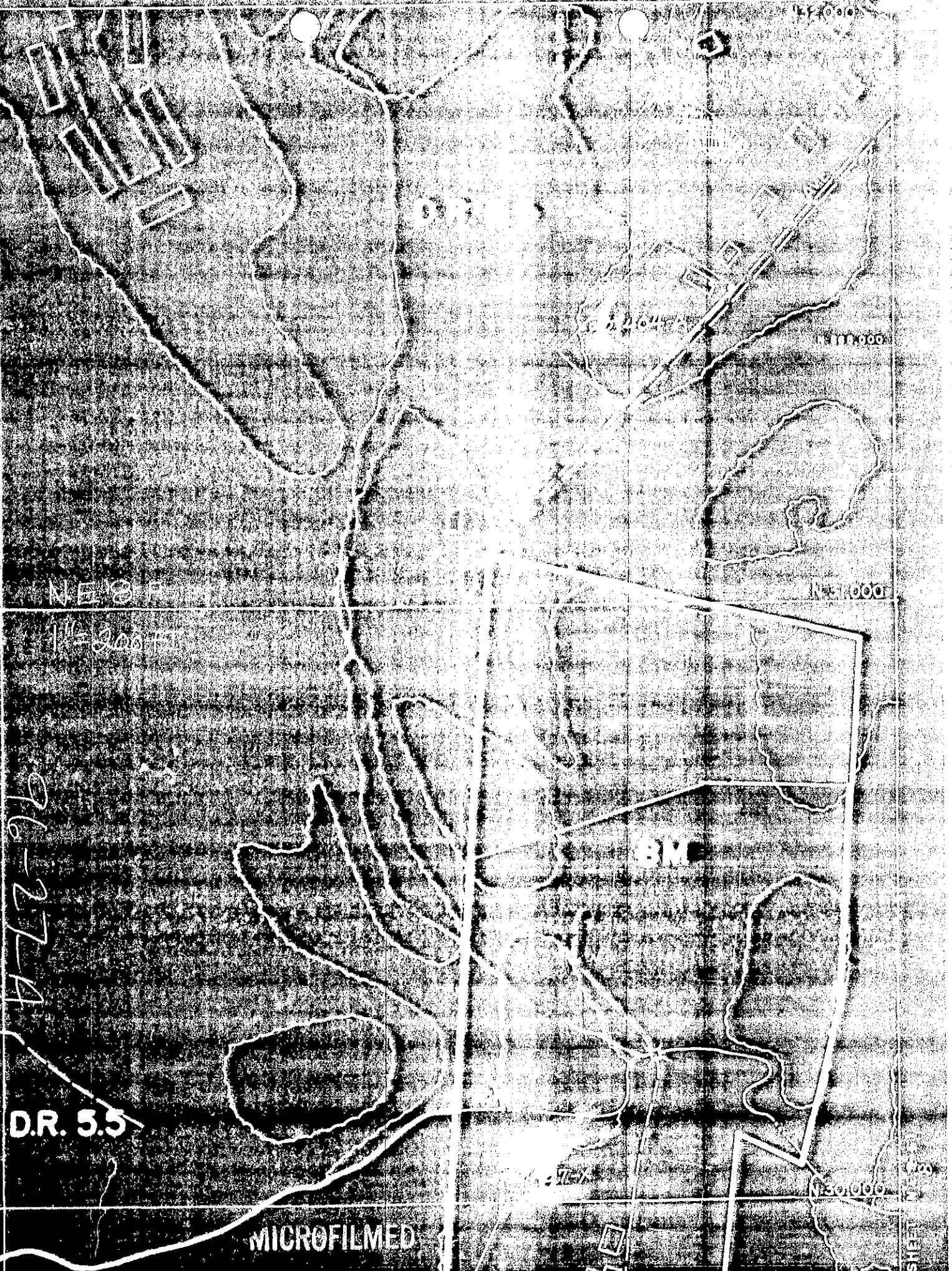
1. No zoning indicated on petition form.

#41 --- CAM

1. No fee codes indicated on receipt.
2. Notary section is incomplete.
3. No posting date indicated on bottom of petition form.

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96-27-A



D.R. 5.5

MICROFILMED

SHEET NO. 200

Case # 96-27-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 13 HEARIN COURT RANGLER see pages 5 & 6 of the CHECKLIST for additional required information

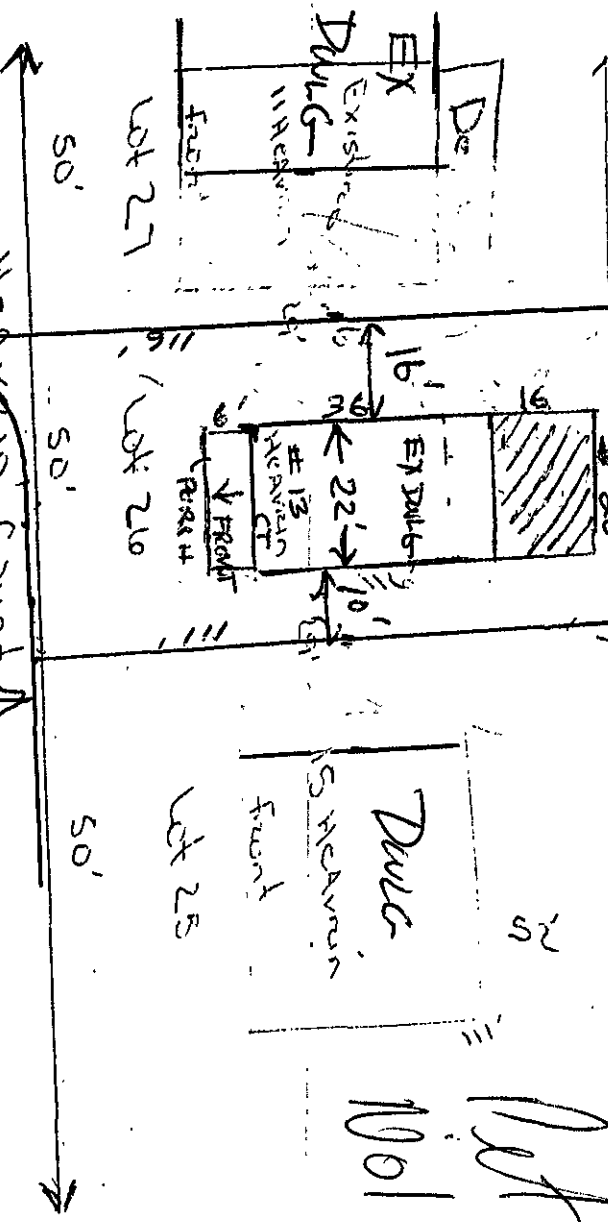
Subdivision name: Bellneck Square MD 21236

plat book # 62, folio # 64, lot # 26, section #

OWNER: Bridget Richardson

EX house # 4261

W.M. E. + J. Schaefer K. Thompson 3900-007



North
date: 7/18/95
prepared by: G.T.R.

96-27-A

13 HEARIN COURT
RANGLER
MD 21236

I ACCEPT RESPONSIBILITY
FOR THE INFORMATION
AS DRAWN + WRITTEN
BY BALLO CO. FOR
THIS PETITION

Scale of Drawing: 1" = 30'

11/1

Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11
Councilmanic District: 11

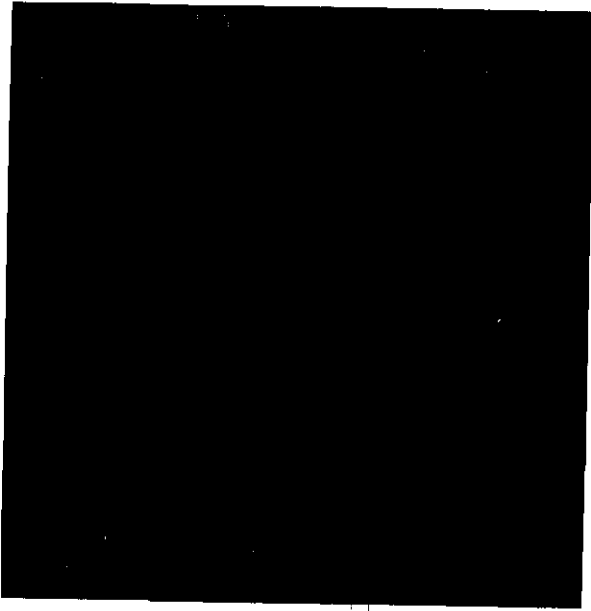
1" = 200' scale map: NORM EAS
Zoning: DR S. S. 9-F
Lot size: 1291 square feet

SEWER: ☒ PUBLIC
WATER: ☒ PUBLIC
Chesapeake Bay Critical Area: ☐ YES

none

Zoning Office USE ONLY

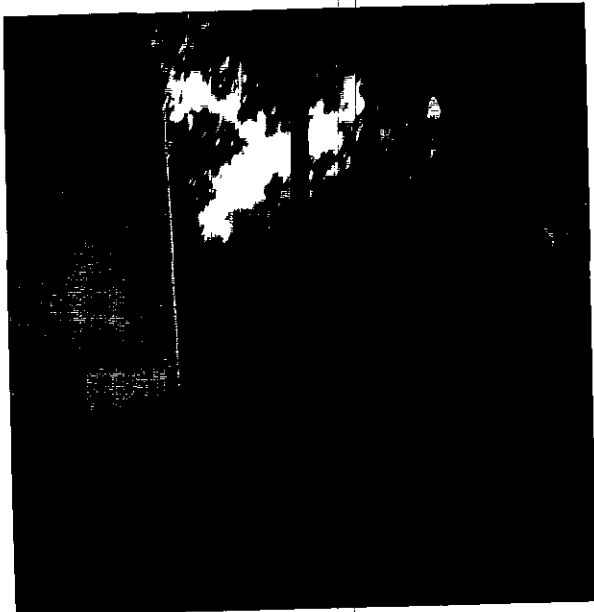
reviewed by: ITEM #: CASE #:
JLL 38



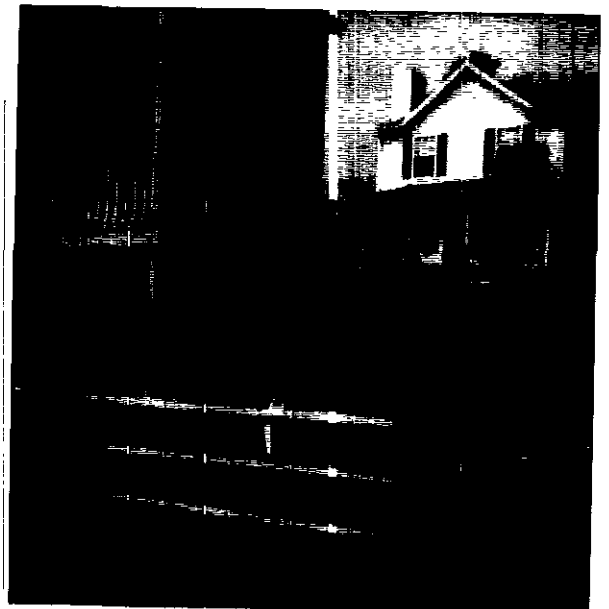
House behind my house



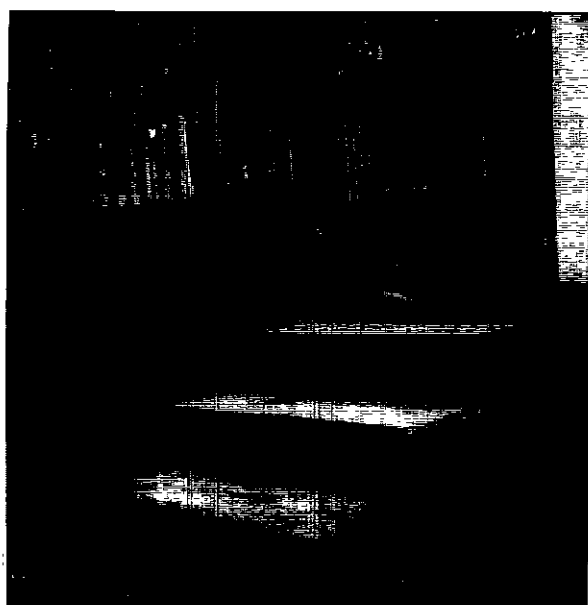
See view



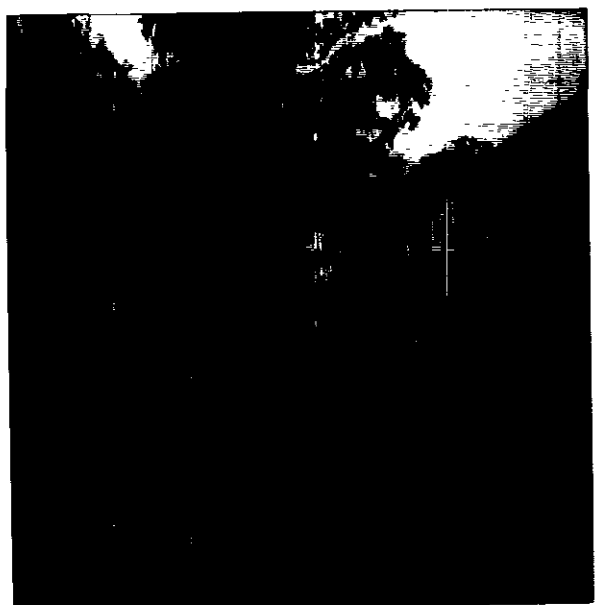
Between both House
13 and 15



House next to me
11 Heaven Court.

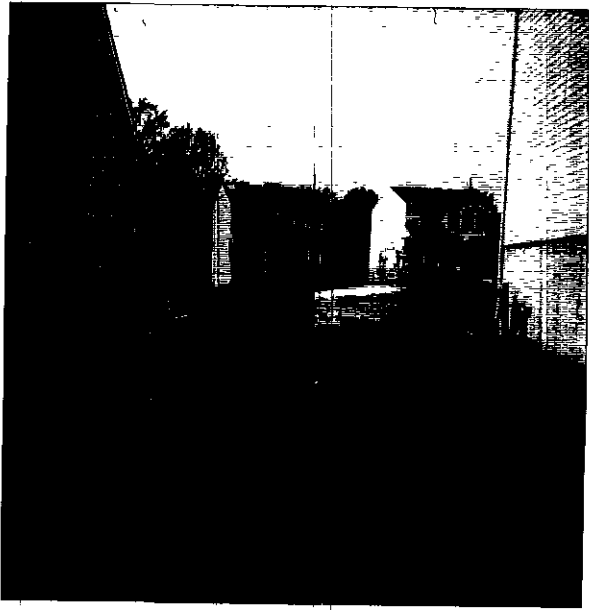


Side view

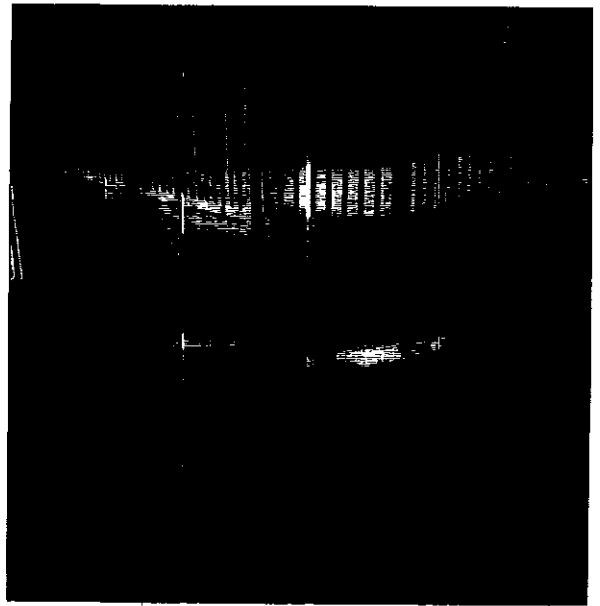


House next to me
on 15 Heaven

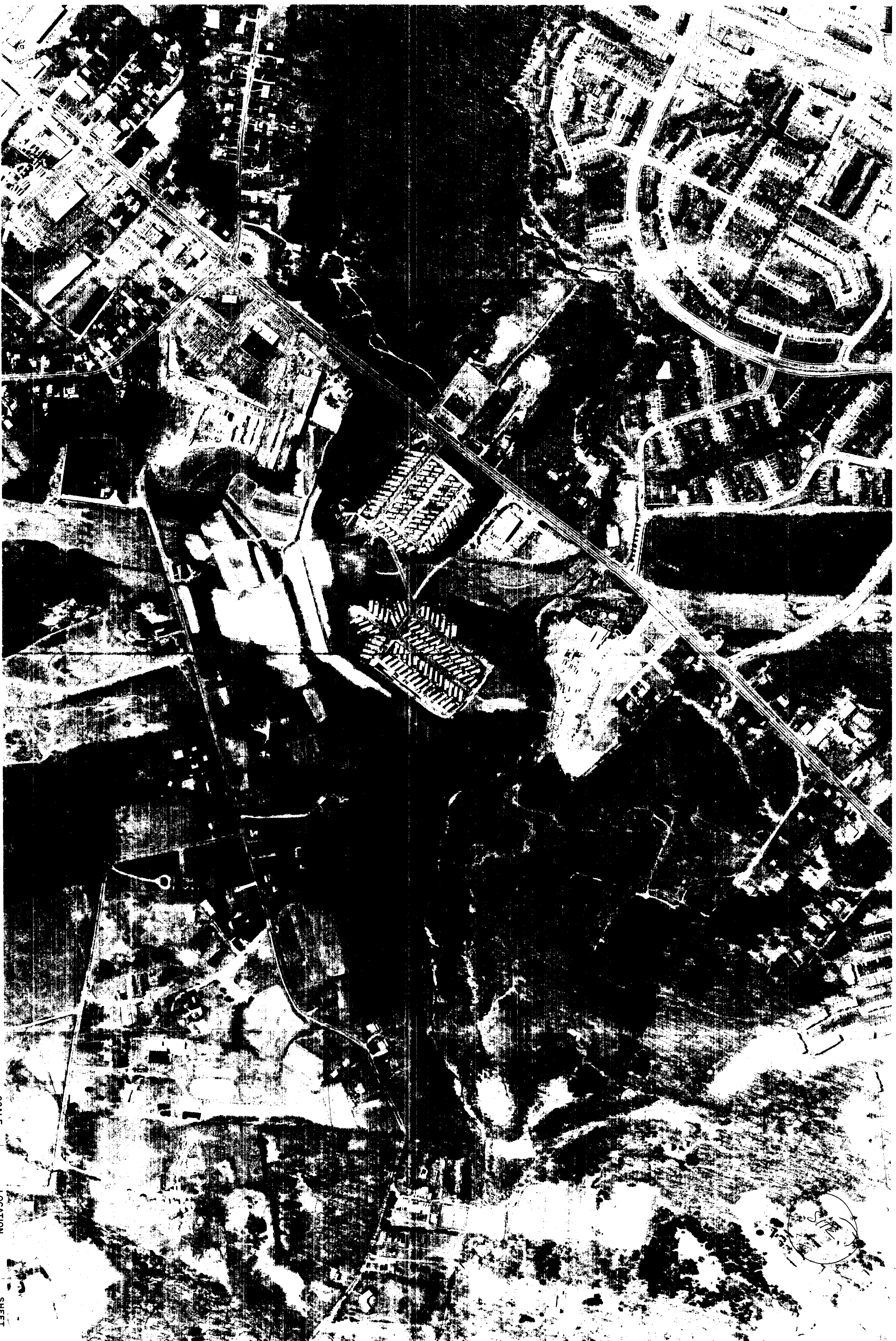
MICROFILMED



Between Both
Houses 11 and 13



On The Hill

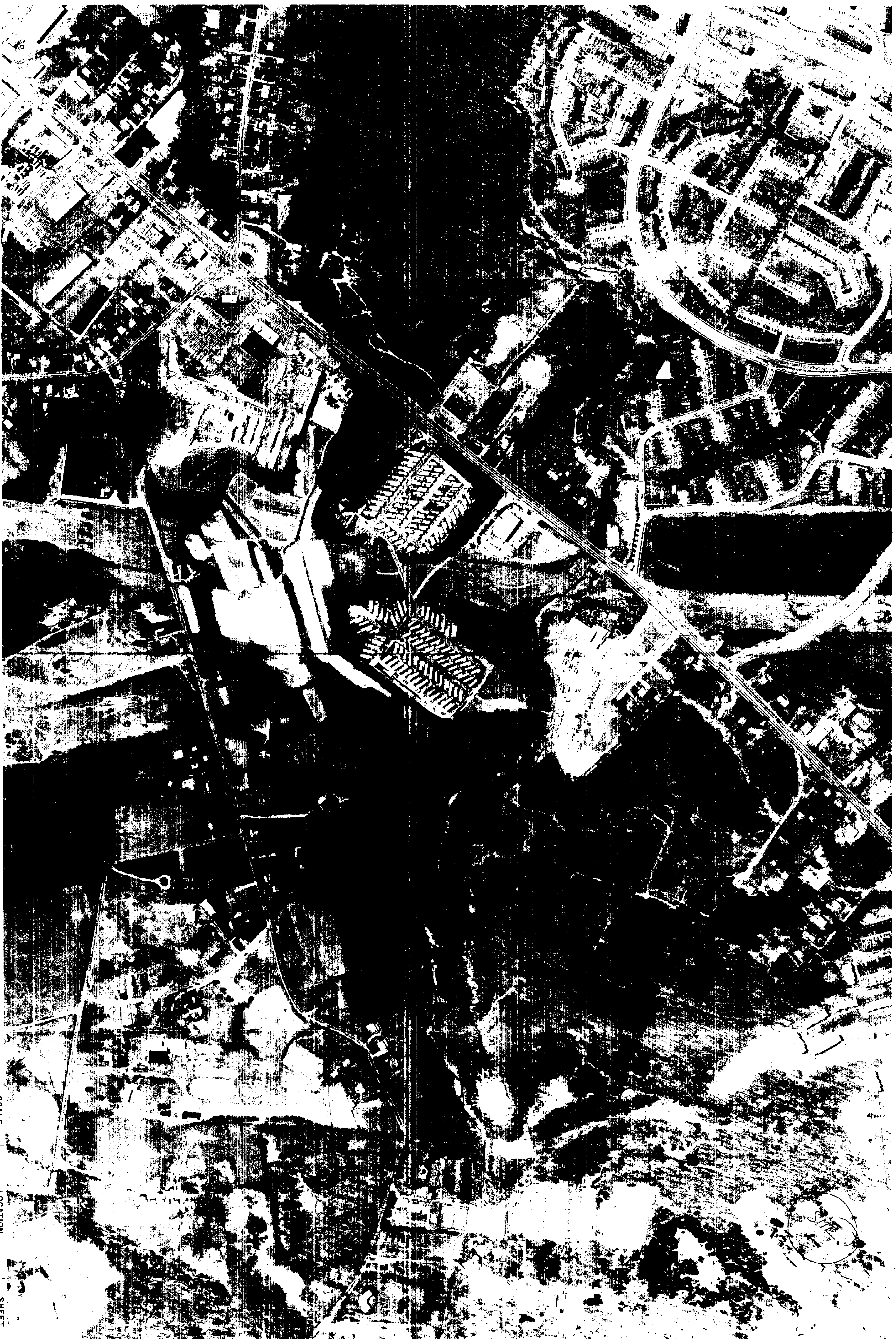


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON	NE 8-F
DATE OF PHOTOGRAPHY JANUARY 1986	MALDEN	

BC#

96-27-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON	NE 8-F
DATE OF PHOTOGRAPHY JANUARY 1986	MALDEN	

BC#

96-27-A

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/5 Heavrin Court, 338 ft. SW of Neckey Avenue
13 Heavrin Court
11th Election District
5th Councilmanic District
Bridgette T. Richardson
Petitioner

* BEFORE THE ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-27-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of August, 1995 that the Petition for a Zoning Variance from Section 1801.2.C of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (deck) with a 20 ft. rear yard setback in lieu of the required 26-3/4 ft., and to amend the Final Development Plan of Bellneck Square for lot No. 26, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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2. The Petitioner shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review Division, dated August 14, 1995, which are adopted in their entirety and made a part of this Order.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 23, 1995

Ms. Bridgette T. Richardson
13 Heavrin Court
Perry Hall, Maryland 21226

RE: Petition for Administrative Zoning Variance
Case No. 96-27-A
Property: 13 Heavrin Court

Dear Ms. Richardson:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13 Heavrin Court, Perry Hall, MD 21226.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty)

Land in level deck haps to make a more level back yard for use. Deck sizes cover dip in yard which makes the hill look smaller. My house stands on level land drop.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Bridgette T. Richardson
Bridgette T. Richardson
Bridgette T. Richardson

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit: I HEREBY CERTIFY, this 27th day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bridgette T. Richardson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of Affiant(s) knowledge and belief.

AS WITNESS my hand and Notarial Seal.

JULY 27, 1995 David J. K... MAR 1, 1999

Three copies of the zoning description must be filed with the "BANK". Type or to help you with the description, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty)

ZONING DESCRIPTION FOR 13 Heavrin Court 96-27-A

Beginning at a point on the South East side of Heavrin Court (north, south, east or west) (name of street)

Heavrin Court which is 50' (number of feet of right-of-way width) street on which property fronts)

wide at the distance of (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street Neckey Ave. (name of street)

which is 60' wide. *Being Lot 26. (number of feet of right-of-way width)

Block 62, Section 164 in the subdivision of Bellneck Square (name of subdivision) 10341/310

as recorded in Baltimore County Plat Book # 1, Folio # 124, containing (square feet or acres) Also known as 13 Heavrin Court (property address)

and located in the 11 Election District, 11 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber # Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 12" E. 331.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 310 ft., and N. 80° 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TXTSOPH)
REVISED 5/16/94

10

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-27-A
Towson, Maryland

District 11th Date of Posting 8/7/95

Posted for: Virginia

Petitioner: Bridgette T. Richardson

Location of property: 13 Heavrin Court

Location of Sign: Back yard on property being zoned

Remarks:

Posted by: J. Richardson Date of return: 7/1/95

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT 96-27-A 004885
DATE 7/27/95 ACCOUNT RECEIVED
AMOUNT \$ 135.00
RECEIVED FROM: Richardson
FOR: LRV CODE 010 \$ 50.00
1 SPH " " 030 \$ 50.00
1 SHW " " 040 \$ 35.00
VALIDATION OR SIGNATURE OF CASHIER

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 13 Heavrin Court Perry Hall MD 21226 which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C (BCZR 1971-92) (C map 71-92B)

5.4' rear yard setback for an open projection (deck) with a 20' rear yard setback in lieu of the required 26-3/4 ft. and to amend the Final Development Plan of Bellneck Square for lot No. 26, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review Division, dated August 14, 1995, which are adopted in their entirety and made a part of this Order.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: Bridgette T. Richardson

Type or Print Name: Bridgette T. Richardson

Signature: Bridgette T. Richardson

Address: 13 Heavrin Court

City: Perry Hall MD 21226

State: MD

Zip: 21226

Phone No: 410-519-3890

Name, Address and phone number of representative: 13 be collected

City: Perry Hall MD 21226

State: MD

Zip: 21226

Phone No: 410-519-3890

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 24th day of August, 1995, that the subject "name of the petition" be set for a public hearing, to be held, as required by the Zoning Regulations of Baltimore County, at two newspapers of general circulation in Baltimore County, and that the property be posted.

REVISED BY: J. Richardson DATE: 7/27/95

ESTIMATED COST: 8/6/95

Printed with Soybean Ink on Recycled Paper

ITEM #: 38

Revised 04/09/93

13

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 4, 1995

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-27-A (Item 38)
13 Heavrin Court
34/5 Heavrin Court, 330' SW of Heavrin Avenue
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 6, 1995. The closing date (August 21, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

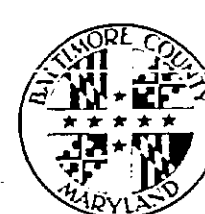
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director
Department of Permits and Development Management



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 1995

Ms. Bridgette Richardson
13 Heavrin Court
Perry Hall, Maryland 21236

RE: Item No.: 38
Case No.: 96-27-A
Petitioner: B. Richardson

Dear Ms. Richardson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Aug. 14, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
for August 14, 1995
item 038

The Development Plans Review Division has reviewed the subject zoning item. Per record plat SM 82/Folio 98, existing 10-foot drainage and utility easements run along two existing property lines of Lot 28. The northeast property line easements contain an existing storm drain inlet and pipe, which run to Heavrin Court. The boundaryline (southeast property line) easement runs the length of the backyard.

The owner must insure that any grading will not alter the drainage flow to the existing yard inlet.

RWB:sw

ZAC COMMENTS

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson DATE: 8/2/95
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: Aug 2, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 30
38
41

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 038 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 8, 1995
Zoning Administration and
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

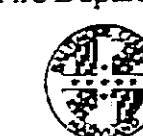
Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Burns*

PK/JL

ITEM26/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41 AND 42.

RECEIVED

AUG 11 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

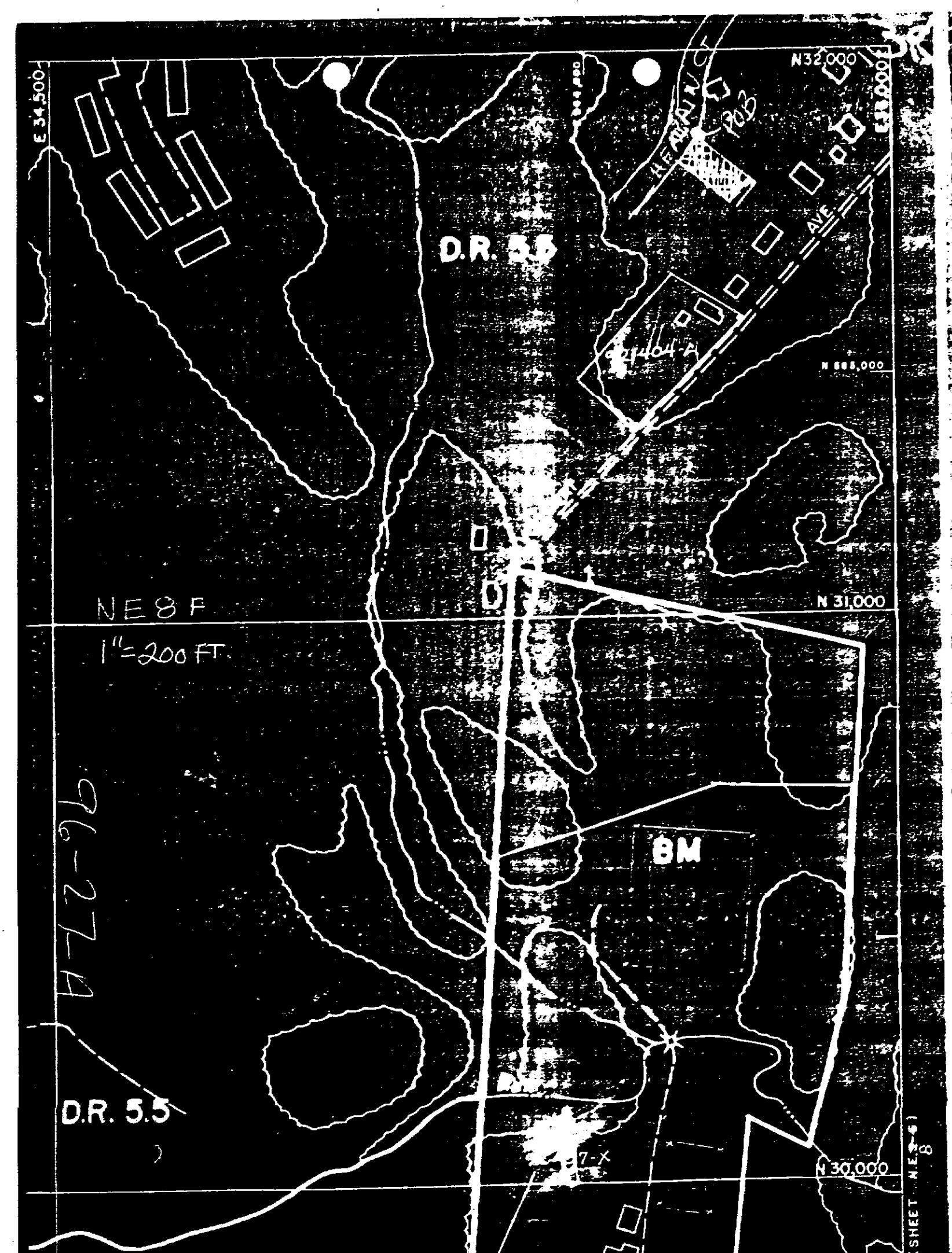
PETITION PROBLEMS
AGENDA OF AUGUST 7, 1995

#38 --- JLL

1. No zoning indicated on petition form.

#41 --- CAM

1. No fee codes indicated on receipt.
2. Notary section is incomplete.
3. No posting date indicated on bottom of petition form.



CASE# 96-27-A

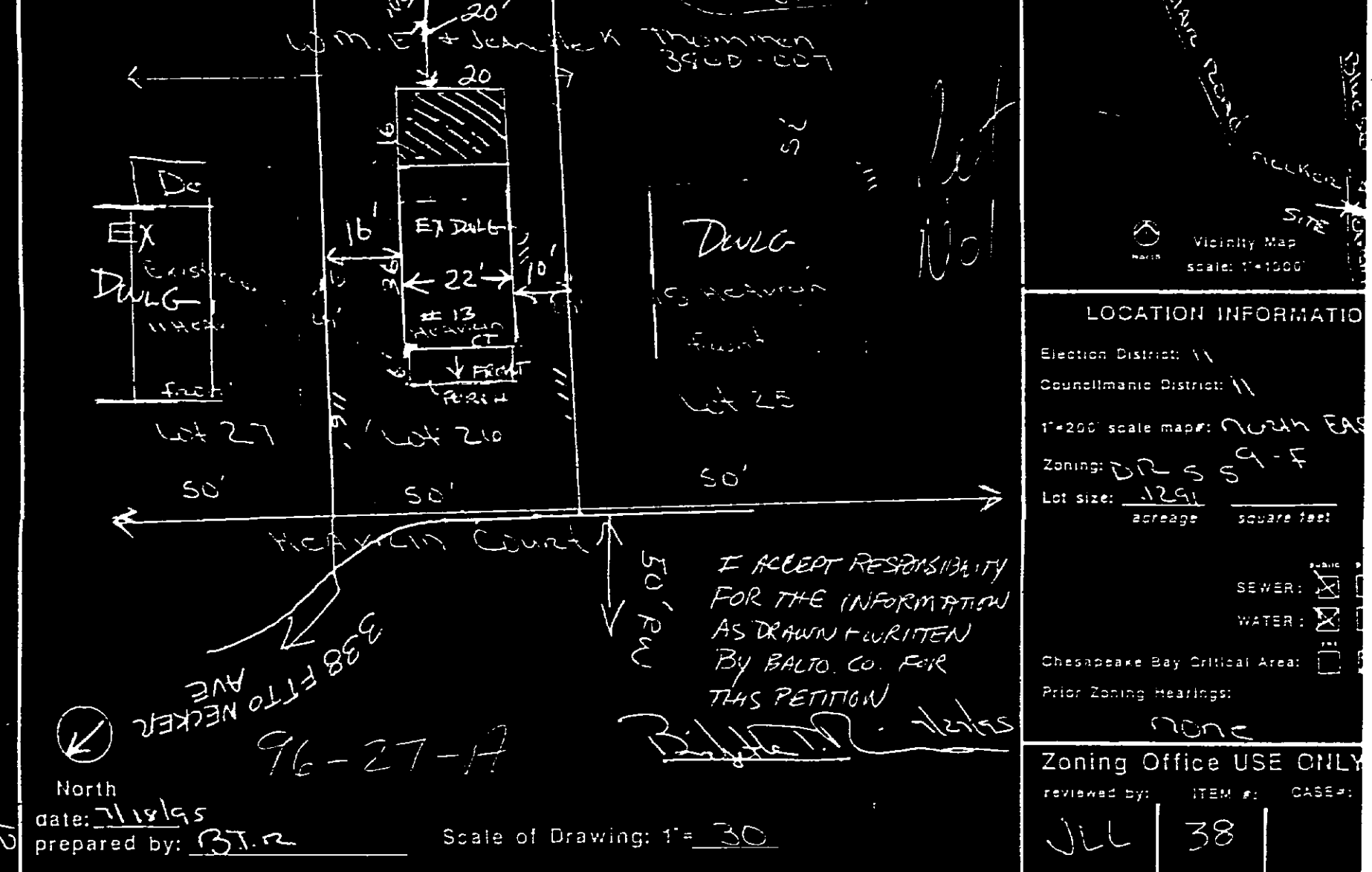
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 13 Heaven Court Pennell, WA 98050 See pages 3 & 6 of the CHECKLIST for additional required information

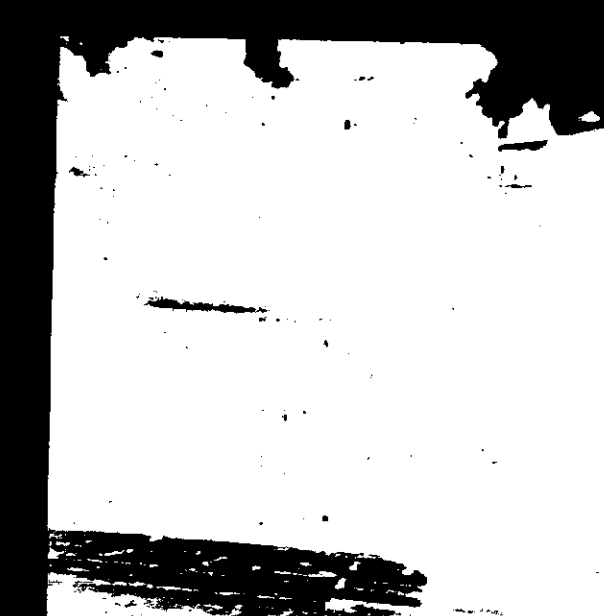
Subdivision name: Bellvue Square no 21256

Plat book: 12, folio 64, page 26, section 4

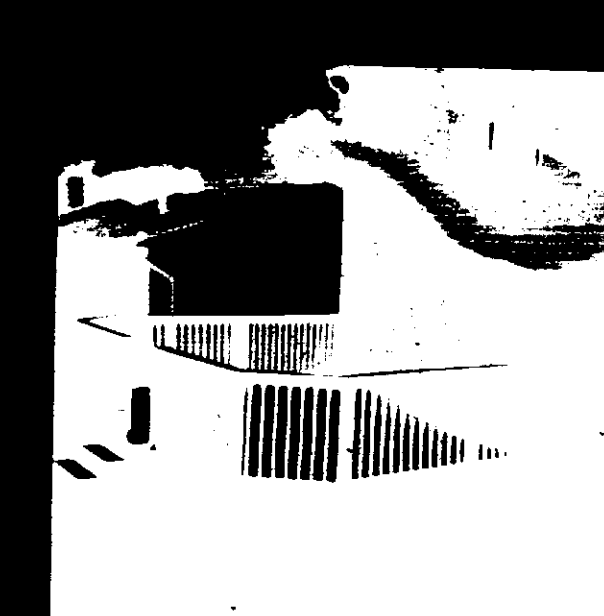
OWNER: Donald Richardson



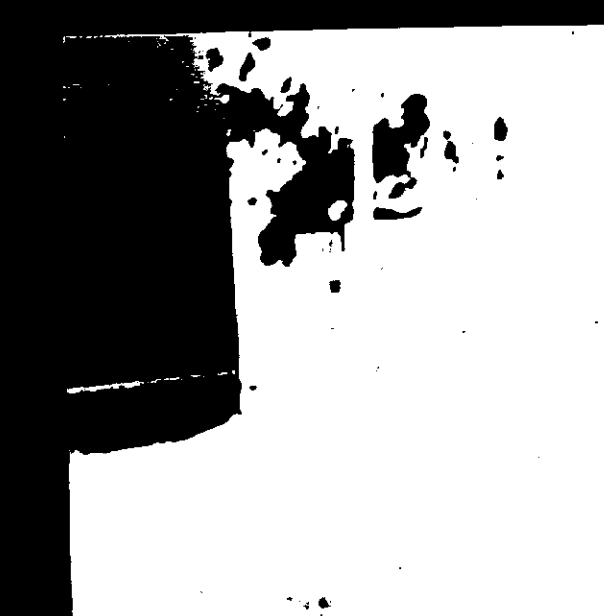
LOCATION INFORMATION	
Election District: 11	
Councilmanic District: 11	
1"=200 scale map: NORTH EAST	
Zoning: DR S 51 F	
Lot size: 12,001	Square feet
SEWER: 12" DIA	
WATER: 12" DIA	
Chesapeake Bay Critical Area: none	
Prior Zoning hearings: none	
Zoning Office USE ONLY	
reviewed by: JLL	ITEM # 38



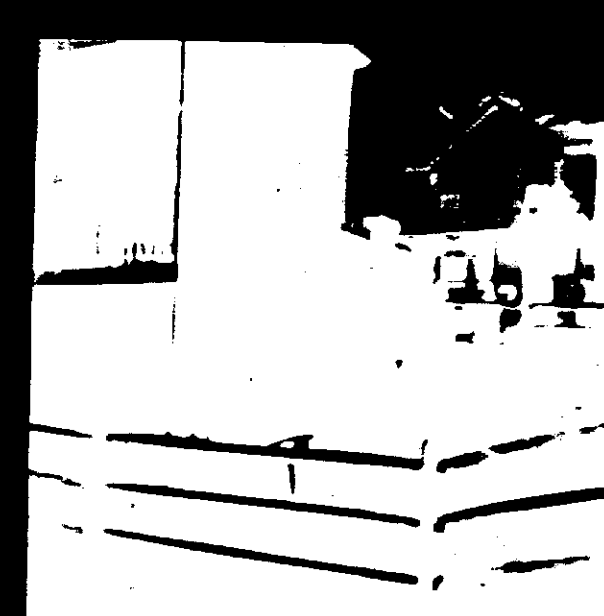
House behind my house



See view



Between both houses 13 and 15



House next to me 11 Heaven Court



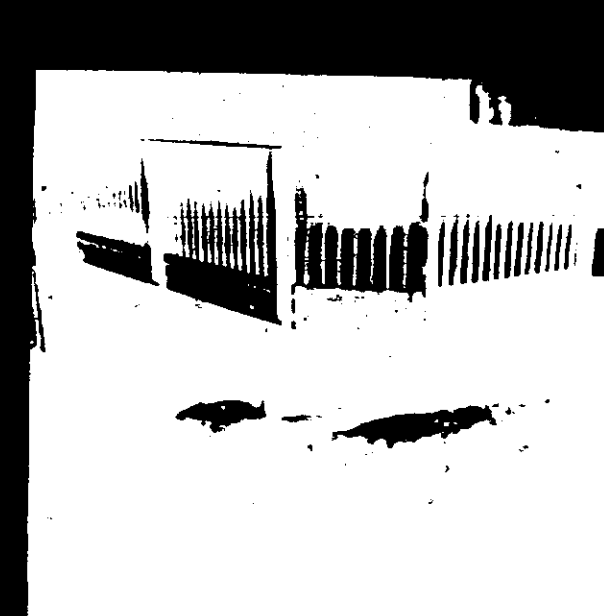
Side view



House next to me on 15 Heaven



Between Both Houses 11 & 13



On The Hill



96-27-A

CS# 98

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
FULLERTON

SHEET
N.E.
8-F